

Mount Hope Bay Designated Port Area

An area of land and water within Mount Hope Bay and located in the municipalities of Somerset and Fall River in the Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the northwesterly line of the federal navigation channelⁱ in Mount Hope Bay proximate to Navigation Buoy 7ⁱ (G C “7” at approximate coordinates N41°41’11.2” W71°12’0.5”, NAD83) in the municipality of Somerset;

Thence northeasterly along the northwesterly line of the federal navigation channelⁱ to an angle point on said line proximate to Navigation Buoy 11ⁱ (G “11” Fl G 4s at approximate coordinates N41°41’54.2” W71°10’55.2”, NAD83);

Thence northeasterly along the westerly line of the dredged channelⁱ to an angle point on said line proximate to private Navigation Buoy 1ⁱ (G “1” Fl G 4s Priv at approximate coordinates N41°42’04.1” W71°10’51.1”, NAD83);

Thence northwesterly along the southwesterly line of the dredged channel (shown as “34 FT 1998 (Priv maintd)” on National Oceanic and Atmospheric Administration [NOAA] Chart #13226ⁱ) to an angle point on said line located at the southerly point of the turning basin (shown as “25 FT 1998” on NOAA Chart #13226ⁱ) at approximate coordinates N41°42’21.3” W71°11’06.6”, NAD83;

Thence northwesterly, northerly, and northeasterly along the westerly line of the turning basin (shown as “25 FT 1998” on NOAA Chart #13226ⁱ) to the northerly point of said turning basin;

Thence northwesterly along the northwesterly projection of a line constructed perpendicular to the southeasterly shorelineⁱⁱ of Parcel 002.A-0000-0002.0^{iii,iv} from the northerly point of the turning basin (shown as “25 FT 1998” on NOAA Chart #13226ⁱ) to the intersection of said line and the shoreline;

Thence generally westerly along the shoreline,ⁱⁱ bypassing the discharge channel on the southwesterly shoreline, and continuing generally northerly and easterly along the shoreline to the intersection of said shoreline and the northwesterly projection of the northeasterly line of Parcel 002.A-0000-0002.0^{iii,iv} located at approximate coordinates N41°43’16.7” W71°11’23.1”, NAD83;

Thence southeasterly along the northwesterly projection of the northeasterly line of Parcel 002.A-0000-0002.0^{iii,iv} and continuing southeasterly, northeasterly, and southeasterly along the northeasterly lines of said parcel to the intersection of the southeasterly projection of said line and the southeasterly line of Brayton Point Road;

Thence southwesterly along the southeasterly line of Brayton Point Road to the northerly rounded corner of Parcel 001.A-0000-0230.0;^{iii,iv}

Thence southwesterly along the northwesterly line of Parcel 001.A-0000-0230.0^{iii,iv} to the intersection of said line and the shoreline;ⁱⁱ

Thence southerly by a straight line to the northeasterly corner of the terminus of the dredged channel (shown as “34 FT 1998 (Priv maintd)” on NOAA Chart #13226ⁱ) located at approximate coordinates N41°42’38.8” W71°11’19.8”, NAD83;

Thence generally southeasterly along the northeasterly line of the dredged channel,ⁱ including the easterly line of the turning basin (shown as “25 FT 1998” on NOAA Chart #13226ⁱ), to an angle point on said line at approximate coordinates N41°42’0.4” W71°10’42.8”, NAD83, proximate to Navigation Buoy 13ⁱ (G “13” Fl G 2.5s at approximate coordinates N41°42’0.5” W71°10’43.1”, NAD83);

Thence northeasterly along the northwesterly line of the federal navigation channelⁱ to an angle point on said line proximate to Navigation Buoy 15ⁱ (G C “15” at approximate coordinates N41°42’27.6” W71°09’53.6”, NAD83) in the municipality of Fall River;

Thence northerly along the westerly line of the federal navigation channelⁱ (which is coincident with the easterly line of the dredged area shown as “17½ FEET JUN 2004” on NOAA Chart #13226ⁱ) to an angle point on said line proximate to Navigation Buoy 17ⁱ (G C “17” at approximate coordinates N41°42’42.7” W71°09’47.1”, NAD83);

Thence northerly along the westerly line of the federal navigation channelⁱ (which is coincident with the easterly line of the dredged area shown as “22 FT JUN 2004” on NOAA Chart #13226ⁱ) to an angle point on said line at approximate coordinates N41°43’02.9” W71°09’49.8”, NAD83, proximate to the northerly point of said dredged area, in the municipality of Somerset;

Thence northeasterly and northerly along the northwesterly line of the federal navigation channelⁱ to the intersection of said line and the southeasterly projection of the southwesterly line of Parcel 002.B-0000-0228.0;^{iii,iv}

Thence northwesterly along the southeasterly projection of the southwesterly line of Parcel 002.B-0000-0228.0^{iii,iv} and continuing along the southwesterly line of said parcel to the westerly corner of said parcel;

Thence northwesterly by a straight line to the southerly corner of Parcel 002.B-0000-0017.0;^{iii,iv}

Thence northeasterly along the northwesterly line of Riverside Avenue to the northeasterly corner of Parcel 001.C-0000-0119.0;^{iii,iv}

Thence easterly by a straight line to the northwesterly corner of Parcel 001.C-0000-0018.0;^{iii,iv}

Thence easterly along the northeasterly line of Parcel 001.C-0000-0018.0^{iii,iv} to the intersection of said line and the shoreline;ⁱⁱ

Thence generally southwesterly along the shorelineⁱⁱ to the intersection of said shoreline and the northwesterly projection of the northeasterly terminus line of the federal navigation channel;ⁱ

Thence southeasterly along the northwesterly projection of the northeasterly terminus line of the federal navigation channelⁱ and continuing along the northeasterly terminus line of said channel to the intersection of the southeasterly projection of said line and the shorelineⁱⁱ in the municipality of Fall River;

Thence northeasterly and easterly along the shorelineⁱⁱ to the northerly corner of Parcel T-2-1;^v

Thence easterly along the northerly line of Parcel T-2-1^v to the northeasterly corner of said parcel;

Thence easterly by a straight line to the northwesterly corner of Parcel T-1-38;^v

Thence southerly along the easterly line of the now or formerly CSX Transportation railroad corridor to the southwesterly corner of Parcel T-1-1;^v

Thence westerly by a straight line to an angle point on the southerly line of Parcel T-2-1^v at approximate coordinates N41°43'45.5" W71°08'22.9", NAD83;

Thence northwesterly along the segment of the southerly line of Parcel T-2-1^v that begins at said angle point to the intersection of the northwesterly projection of said line segment and the shoreline;ⁱⁱ

Thence northerly and northwesterly along the shorelineⁱⁱ to a point located at approximate coordinates N41°43'57.0" W71°08'33.8", NAD83, formed by the intersection of said shoreline and the southeasterly projection of a line constructed perpendicular to the southeasterly line of the federal navigation channelⁱ from a point on said channel line located at approximate coordinates N41°43'59.5" W71°08'37.5", NAD83;

Thence northwesterly by a straight line to a point on the southeasterly line of the federal navigation channelⁱ located at approximate coordinates N41°43'59.5" W71°08'37.5", NAD83;

Thence southwesterly along the southeasterly line of the federal navigation channelⁱ to an angle point on said line located at the northerly point of the dredged area (shown as "22 FEET JUN 2004" on NOAA Chart #13226^j);

Thence southwesterly, southerly, and southwesterly along the easterly line of the federal navigation channelⁱ (which is coincident with the westerly line of the dredged area shown

as “22 FEET JUN 2004” on NOAA Chart #13226ⁱ) to the southerly point of said dredged area;

Thence southwesterly along the southeasterly line of the federal navigation channelⁱ to the intersection of said line and the northwesterly projection of the northeasterly line of Parcel N-13-20^v at approximate coordinates N41°42'23.7" W71°09'51.6", NAD83;

Thence southeasterly along the northwesterly projection of the northeasterly line of Parcel N-13-20^v to the northerly corner of said parcel;

Thence generally southeasterly along the generally northeasterly lines of Parcel N-13-20,^v including all the solid-filled and pile-supported sections of the pier located on said line, to the easterly corner of said parcel at the shoreline;ⁱⁱ

Thence generally easterly along the shorelineⁱⁱ to the northeasterly corner of Parcel N-13-21;^v

Thence southerly and southeasterly along the easterly lines of Parcel N-13-21^v to the southeasterly corner of said parcel;

Thence southeasterly along the southerly line of Parcel N-13-1^v to the southeasterly corner of said parcel located at approximate coordinates N41°42'15.3" W71°09'37.6", NAD83;

Thence southeasterly by a straight line to the southwesterly corner of Parcel N-13-2;^v

Thence southeasterly along the southerly line of Parcel N-13-2^v to the southeasterly corner of said parcel;

Thence southerly by a straight line to the northeasterly corner of Parcel N-12-2;^v

Thence southerly along the southeasterly line of Parcel N-12-2^v to the southerly corner of said parcel;

Thence southeasterly along the southwesterly line of Parcel N-12-1^v to the easterly corner of Parcel N-12-12;^v

Thence southwesterly along the southeasterly line of Parcel N-12-12^v to the northeasterly corner of Parcel Y-2-2;^v

Thence southerly along the easterly line of Parcel Y-2-2^v to the southeasterly corner of said parcel;

Thence generally southwesterly along the southeasterly lines of Parcel N-12-3^v to the southerly corner of said parcel;

Thence southwesterly by a straight line to the easterly corner of Parcel N-16-12;^v

Thence southwesterly along the southeasterly lines of Parcels N-16-12, N-16-4, and N-16-2^v to the southerly corner of Parcel N-16-2;^v

Thence northeasterly along the southwesterly line of Parcel N-16-2^v to an interior southerly corner of said parcel;

Thence generally northwesterly along the southwesterly lines of Parcel N-16-2^v to the westerly corner of said parcel;

Thence southwesterly along the southeasterly line of Water Street to the intersection of the southwesterly projection of said line and the southwesterly line of Ferry Street;

Thence westerly along the southwesterly line of Ferry Street to the intersection of said line and the southeasterly line of Almond Street;

Thence westerly by a straight line to the southeasterly corner of Parcel I-1-1;^v

Thence westerly along the southwesterly line of Parcel I-1-1^v to the southwesterly corner of said parcel;

Thence northwesterly along the northwesterly projection of a line constructed perpendicular to the southeasterly line of the federal navigation channelⁱ from the southwesterly corner of Parcel I-1-1^v to the intersection of said line and the southeasterly line of the federal navigation channelⁱ at approximate coordinates N41°42'08.3" W71°10'17.1", NAD83;

Thence southwesterly along the southeasterly line of the federal navigation channelⁱ to the intersection of said line and the northwesterly projection of a line constructed perpendicular to said channel line from the easterly corner of Parcel Y-5-7^v at approximate coordinates N41°41'53.6" W71°10'46.8", NAD83;

Thence southeasterly by a straight line to the easterly corner of Parcel Y-5-7;^v

Thence southerly by a straight line to the northerly corner of Parcel H-21-1;^v

Thence southwesterly along the northwesterly line of Parcel H-21-1^v to the westerly corner of said parcel;

Thence southwesterly by a straight line to the northerly corner of Parcel H-20-2;^v

Thence southwesterly along the northwesterly line of Parcel H-20-2^v to the intersection of said line and the westerly projection of the northeasterly line of Parcel H-20-23;^v

Thence northwesterly along the northwesterly projection of a line constructed perpendicular to the southeasterly line of the federal navigation channelⁱ from the point formed by the intersection of the northwesterly line of Parcel H-20-2^v and the westerly projection of the northeasterly line of Parcel H-20-23^v to the intersection of said line and the southeasterly line of the federal navigation channelⁱ at approximate coordinates N41°41'43.3" W71°11'07.5", NAD83, in the municipality of Somerset;

Thence southwesterly along the southeasterly line of the federal navigation channelⁱ to the intersection of said line and the northwesterly projection of a line constructed perpendicular to said channel line from the northwesterly corner of Parcel H-18-10^v at approximate coordinates N41°41'35.1" W71°11'21.0", NAD83;

Thence southeasterly by a straight line to the northwesterly corner of Parcel H-18-10^v in the municipality of Fall River;

Thence easterly along the northerly line of Parcel H-18-10^v to the northeasterly corner of said parcel;

Thence easterly by a straight line to the northerly corner of Parcel H-18-11;^v

Thence southwesterly along the northwesterly lines of Parcels H-18-11, H-18-14, and H-18-18^v to the southwesterly corner of Parcel H-18-18;^v

Thence southwesterly by a straight line to the northerly corner of Parcel H-17-2;^v

Thence southwesterly along the northwesterly lines of Parcels H-17-2 and H-17-19^v to the westerly corner of Parcel H-17-19;^v

Thence southwesterly by a straight line to the northerly corner of Parcel A-20-2;^v

Thence southwesterly along the northwesterly line of Parcel A-20-2^v to the westerly corner of said parcel;

Thence southwesterly by a straight line to the northerly corner of Parcel A-19-6;^v

Thence southwesterly along the northwesterly line of Parcel A-19-6^v to the westerly corner of said parcel;

Thence southwesterly by a straight line to the northwesterly corner of Parcel A-19-7^v located at approximate coordinates N41°41'01.3" W71°11'26.0", NAD83;

Thence southwesterly along the northwesterly lines of Parcels A-19-7 and A-18-56^v to the westerly corner of Parcel A-18-56;^v

Thence westerly by a straight line to the southeasterly corner of Parcel A-18-58;^v

Thence westerly along the southwesterly lines of Parcels A-18-58 and A-18-3^v to the southwesterly corner of Parcel A-18-3;^v

Thence northwesterly by a straight line to a point on the southeasterly line of the federal navigation channelⁱ proximate to Navigation Buoy 8ⁱ (R “8” Fl R 4s BELL at approximate coordinates N41°41’07.8” W71°11’57.2”, NAD83) in the municipality of Somerset;

Thence southwesterly along the southeasterly line of the federal navigation channelⁱ to the intersection of said line and the Massachusetts/Rhode Island state boundary;

Thence northwesterly along the Massachusetts/Rhode Island state boundary to the intersection of said line and the northwesterly line of the federal navigation channel;ⁱ

Thence northeasterly along the northwesterly line of the federal navigation channelⁱ to the point of beginning.

The above described Mount Hope Bay Designated Port Area contains an area of 963.8 acres more or less and is shown generally on a plan entitled: “Mount Hope Bay Designated Port Area (DPA),” Scale: 1” = 1,900’ +/-, Prepared by: Massachusetts Office of Coastal Zone Management, 251 Causeway Street, Suite 800, Boston, MA 02114, Date: March 2011.

Please note: In the event of conflict between this written description and the accompanying map, CZM shall issue a written clarification pursuant to the Designated Port Area (DPA) regulations at 301 CMR 25.00.

ⁱ U.S. Department of Commerce (DOC), National Oceanic and Atmospheric Administration (NOAA), National Ocean Service (NOS), Office of Coast Survey (OCS). *Mount Hope Bay* [nautical chart]. 6th ed. 1:20,000. Chart #13226. Washington, D.C.: DOC, NOAA, NOS, OCS, Jan. 2004.

ⁱⁱ Refers to the present mean high water shoreline. See M.G.L. c. 91: Public Waterfront Act; 310 CMR 9.00: Waterways Regulations.

ⁱⁱⁱ The Town of Somerset Assessor’s parcel data were extracted from the Massachusetts Office of Geographic Information (MassGIS) Assessors’ Parcels data layer, which is a collection compiled by MassGIS of digital parcel data that were provided by municipalities and regional planning agencies. The data were last updated for Somerset in 2006 and were accessed March 10, 2010, from the MassGIS website (<http://www.mass.gov/mgis/parcels.htm>). Please note: These data were used for planning purposes only and should not be used for, and are not intended for, survey and engineering purposes. The data do not take the place of a legal survey or other primary source documentation.

^{iv} **Please note:** The format of the parcel IDs has been changed from the arrangement provided by MassGIS to the 4-digit Map ID, 4-digit Block ID, and 5-digit Lot ID used by the Town of Somerset. The format used by MassGIS is “[Map ID letter][Map ID number]_[Lot ID, excluding leading zeros and the decimal place]” (e.g., Parcel 002.A-0000-0002.0 is identified as Parcel A2_2 in the MassGIS data layer).

^v The City of Fall River Assessor’s parcel data were extracted from the MassGIS Assessors’ Parcels data layer, which is a collection compiled by MassGIS of digital parcel data that were provided by municipalities and regional planning agencies. The data were last updated for Fall River in 2004 and were accessed March 10, 2010, from the MassGIS website (<http://www.mass.gov/mgis/parcels.htm>). Please note: These data were used for planning purposes only and should not be used for, and are not intended for, survey and engineering purposes. The data do not take the place of a legal survey or other primary source documentation.